154.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,307,400 / 1,307,400
					USE VALUE:	1,307,400 / 1,307,400
					ASSESSED:	1,307,400 / 1,307,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOWER KEN W & GABRIELA
Owner 2:	
Owner 3:	
Street 1:	23 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BARTOLD JOHN -
Owner 2:	-
Street 1:	23 GLENBURN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Clapboard Exterior and 3493 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	851,400		456,000	1,307,400
Total Card	0.115	851,400		456,000	1,307,400
Total Parcel	0.115	851,400		456,000	1,307,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.35 /Parcel: 374.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 102711
GIS Ref:
GIS Ref:
Insp Date: 08/04/18

!12112!

PREVIOUS ASSESSMENT

Parcel ID: 154.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	851,400	0	5,000.	456,000	1,307,400		Year end	12/23/2021
2021	101	FV	703,000	0	5,000.	456,000	1,159,000		Year End Roll	12/10/2020
2020	101	FV	471,900	0	5,000.	456,000	927,900	927,900	Year End Roll	12/18/2019
2019	101	FV	381,500	0	5,000.	427,500	809,000	809,000	Year End Roll	1/3/2019
2018	101	FV	276,000	400	5,000.	353,400	629,800	629,800	Year End Roll	12/20/2017
2017	101	FV	276,000	400	5,000.	324,900	601,300	601,300	Year End Roll	1/3/2017
2016	101	FV	276,000	400	5,000.	296,400	572,800	572,800	Year End	1/4/2016
2015	101	FV	245,100	400	5,000.	290,700	536,200	536,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:56:45

LAST REV

Date	Time
03/29/21	15:15:09
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 12112

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARTOLD JOHN,	76343-270	1	12/4/2020		1,550,000	No	No		
JAMGOCHIAN ELS	67658-26		7/21/2016		650,000	No	No		Elsie Jangochian d.o.d. 2/3/2016.
JAMGOCHIAN JOHN	54112-344		1/6/2010	Family	1	No	No		
	9682-543		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	102711
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2016	1268	Addition	90,000	O				2stry addition in

ACTIVITY INFORMATION

Date	Result	By	Name
1/19/2021	SQ Returned	MM	Mary M
1/12/2021	SQ Mailed	MM	Mary M
8/4/2018	Inspected	BS	Barbara S
6/27/2018	MEAS&NOTICE	HS	Hanne S
7/5/2017	Permit Visit	DGM	D Mann
1/13/2009	Measured	336	PATRIOT
2/1/2000	Inspected	276	PATRIOT
11/24/1999	Measured	270	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE/BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.04296398
Const Adj.:	1.05776906
Adj $ / SQ:	148.934
Other Features:	130724
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	892480
Depreciation:	41054
Depreciated Total:	851426

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

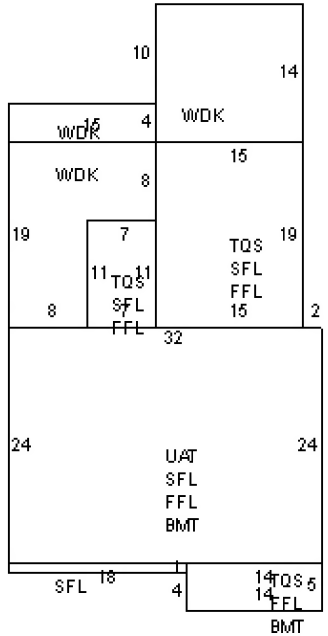
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	217.44
Special Features:	0	Val/Su Net:	203.68
Final Total:	851400	Val/Su SzAd	318.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,200	148.930	178,721
SFL	Second Floor	1,148	148.930	170,976
BMT	Basement	838	69.810	58,503
WDK	Deck	478	8.560	4,091
TQS	3/4 Story	324	148.930	48,255
UAT	Upper Attic	192	104.250	20,017
	Net Sketched Area:	4,180	Total:	480,563
Size Ad	2672	Gross Area	4864	FinArea 3493

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75		
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: